

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- September 14, 1966

Appeal No. 8917 Government of Brazil, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on September 20, 1966.

EFFECTIVE DATE OF ORDER -- Dec. 7, 1966

ORDERED:

That the appeal of the Government of Brazil for permission to establish a philanthropic or eleemosynary institution for the Episcopal Church Home at 42nd Street and Butterworth Place, NW., lot 803, square 1676, be granted.

From the record and the evidence adduced at the public hearing, the Board finds the following facts:

(1) The Episcopal Church Home is a non-profit organization which was established in 1924. It presently operates a home for the elderly at 1515 - 32nd Street, NW., where it cares for 57 persons.

(2) The Episcopal Church Home intends to use the 32nd Street property and site where it will serve approximately 200 elderly persons.

(3) As evidenced by Exhibit No. 27, a tabulation of receipts of contributions for 1965 and 1966, the Home is wholly or substantially supported by endowment or contribution. The Home qualifies as a philanthropic or eleemosynary institution within the meaning of the Zoning Regulations.

(4) Under the plans as submitted, the Home will contain 200 living units of which 80% are single bedrooms with private bath. The remaining units consist of two rooms designed for couples. No units will have a full kitchen, however, it is planned that most units will have a closet kitchenette with a refrigerator, sink, and oil burner so occupants may prepare coffee and light refreshments.

(5) The amended site plan submitted as Exhibit No. 23 provides that all 20 required off-street parking spaces will be located on the site. Ten of these spaces will be located on the surface and 10 will be located underground within the building.

(6) The surrounding area is in keeping with the proposed development. The subject property is separated from St. Columbia's Episcopal Church by a street. The subject site has been used recently for offices of the Government of Brazil. Prior to the subject site being used as a chancery, the property was occupied as the Home for Foundlings.

(7) The site is located in close proximity to large commercial business concentration on Wisconsin Avenue in the Tenley Circle area.

(8) No goods, chattels, wares or merchandise will be commercially created or exchanged or sold upon the site.

(9) The submitted plans call for the retention of important trees and green areas to preserve the atmosphere that presently exists.

(10) By letter dated October 20, 1966, the National Capital Planning Commission submitted its report to the Board of Zoning Adjustment. The Commission approves the granting of the appeal and specifically states that the proposed use will not change the character of the neighborhood and that there will be no adverse affect on surrounding property.

OPINION:

The Board is of the opinion that the granting of this appeal will be in harmony with the general purpose and intent of the Zoning Regulations and maps and will not tend to adversely affect the use of neighboring property in accordance with the Zoning Regulations and Maps.